



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

### **OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 16-149182-LD

Project Name/Address: Parkside; 25 102nd Avenue NE. Bellevue 98004

Planner: Toni Pratt

Phone Number: 425-452-5374

**Minimum Comment Period:** February 16, 2017

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ ☐ ☐ Plans
- ☒ ☐ ☐ Other: Renderings

#### **OTHERS TO RECEIVE THIS DOCUMENT:**

- ☐ State Department of Fish and Wildlife / [Sterwart.Reinbold@dfw.gov](mailto:Sterwart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- ☐ Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- ☐ Attorney General [ecyolvef@atg.wa.gov](mailto:ecyolvef@atg.wa.gov)
- ☐ Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)

**ENVIRONMENTAL CHECKLIST**

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**INTRODUCTION****Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**

REVIEWED BY MARK BRENNAN (MB) 1-23-17

## BACKGROUND INFORMATION

Property Owner: Bellevue Parkside, LP

Proponent:

Contact Person: Thomas Hemba

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1402 3rd ave, suite 1000

Seattle, WA 98101

Phone: (206) 673-1892

Proposal Title:

Proposal Location: 25 102nd Ave NE, Bellevue, WA 98004

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Six-story multi-family development with three stories of underground parking and a small amenity space on the roof. Retail spaces along the street frontages.
2. Acreage of site: 0.68
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 136
5. Square footage of buildings to be demolished: 10,300 SF
6. Square footage of buildings to be constructed: 124,000 SF
7. Quantity of earth movement (in cubic yards): 19,000 SF
8. Proposed land use: Multifamily residential building 70' tall
9. Design features, including building height, number of stories and proposed exterior materials:  
Proposal includes a 70-foot tall, 6-story building with approximately 136 units, with approximately 190 parking stalls below grade. Building to have brick masonry, a wood-like material, and fiber cement siding with metal and glass railings.
10. Other  
n/a

Estimated date of completion of the proposal or timing of phasing:

Project estimated to break ground in late 2017.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not at this time.

MARK BRENNAN (MB)  
1.23.17

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical report (soils)

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Building Permit from city of Bellevue, garage and tower

Please provide one or more of the following exhibits, if applicable to your proposal.  
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development  
Preliminary plat map

☐ Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans

☒ Building Permit (or Design Review)  
Site plan  
Clearing & grading plan

☐ Shoreline Management Permit  
Site plan

#### A. ENVIRONMENTAL ELEMENTS

##### 1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? Approximately 9%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

See geotechnical report.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

MB  
1-23-17

- e. Describe the purpose, location, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The project requires approximately 19,000 SF of cut with no significant fill. The cut is associated with the excavation for a parking garage below the structure.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

It is unlikely erosion will occur as a result of construction, as it will be predominantly below existing grade.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Close to 100%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Measures will include temporary sediment traps to collect construction storm water within the excavation. A sump pump will be utilized to pump the collected runoff to an approved discharge location after appropriate filtering and treatment, if required. Other erosion control measures will include inlet protection for the adjacent storm drain structures, a construction entrance during the demolition phase, appropriate perimeter protection around the excavation including compost socks for construction storm water mitigation. Both frontages will be swept frequently by the contractor to prevent sediment from being tracked into the ROW.

## 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Potential for dust emissions during construction; vehicle exhaust emissions during construction and operation of the building.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Use water to dampen dust and minimize vehicle idling (construction equipment).

## 3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No.

MB  
1-23-17

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be collected at the roof and at site drains and routed to the municipal storm-water system.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No significant transmission of waste materials into the ground water is expected.

MB  
1-23-17

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

#### 4. Plants

- a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other  
☐ evergreen tree: fir, cedar, pine, other  
☐ shrubs  
☐ grass  
☐ pasture  
☐ crop or grain  
☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

The site is mostly impervious paving. We are trying to keep the two oak trees along 1st Ave.

- c. List threatened or endangered species known to be on or near the site.

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Refer to Landscape drawings.

#### 5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other:  
☐ Mammals: deer, bear, elk, beaver, other:  
☐ Fish: bass, salmon, trout, herring, shellfish, other:

MB  
1-23-17



b. List any threatened or endangered species known to be on or near the site.

None.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

## 6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for heating of residential areas. Natural gas for miscellaneous use.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not likely.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Use of natural lighting as much as possible, high-efficiency windows and thermal envelope. High-efficiency appliances in residential areas.

## 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

(1) Describe special emergency services that might be required.

None.

(2) Proposed measures to reduce or control environmental health hazards, if any.

None.

MB  
1-24-17



b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Traffic noise is the primary source.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term construction noise. No significant long-term noise sources would be expected.

- (3) Proposed measures to reduce or control noise impacts, if any:

Comply with city of Bellevue construction hour limits.

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

Small restaurant, automotive garage, and small spa on the site; a public park to the north; 1-2 story commercial to the south; 6-story multi-family development to the west.

- b. Has the site been used for agriculture? If so, describe.

Not recently.

- c. Describe any structures on the site.

Currently, the site contains one (1) two-story restaurant, a one (1) story mechanical garage, one (1) single story day spa, and a small shed.

- d. Will any structures be demolished? If so, what?

Yes. All four existing buildings, along with assorted fences and surface parking will be demolished.

- e. What is the current zoning classification of the site?

DNTN-OB

- f. What is the current comprehensive plan designation of the site?

Overlay zone: Subdistrict B (Perimeter Design District)

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

Approx. 250-300 people.

- j. Approximately how many people would the completed project displace?

No one lives on the site currently.

k. Proposed measures to or reduce displacement impacts, if any  
N/A

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

City of Bellevue planning review process and construction permit review, as well as, review of appropriate documents by all pertinent jurisdictions.

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Approximately 136 new residential units would be provided at market (middle income) rental rates.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

N/A

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Less than 90' - Elevator Penthouse

b. What views in the immediate vicinity would be altered or obstructed?

Views to the Park will be impacted for the immediate neighbors to the west

c. Proposed measures to reduce or control aesthetic impacts, if any:

Extensive landscape screening. Modulation the building facade to break-up the mass to more residential scale. The use of various cladding materials and colors that are compatible with the residential aesthetic of the neighborhood. Stepping back the volume of the building at the edges and upper floor.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This project can be expected to produce a minimal amount of light and glare. Low levels of residential lighting could be present any time of day or night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light or glare impacts, if any:

None.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Bellevue Downtown Park is to the North.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

- c. Proposed measures to reduce or control impacts, if any:

N/A

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

102nd Ave. NE and NE 1st St. serve the site. Proposed vehicular access to the site would occur from 102nd Ave. NE.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

There is a transit stop on Bellevue Way NE two blocks east of the site.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

Roughly 183, displacing 30 existing stalls.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

See traffic study submitted with Design Review package.

g. Proposed measures to reduce or control transportation impacts, if any:

None.

## 15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The proposed tenancy would not significantly increase the need for public services in the area.

b. Proposed measures to reduce or control direct impacts on public services, if any:

None.

## 16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Data.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

See above. Puget Sound Energy for elec. and gas. City of Bellevue for water, sewer, trash, recycle.

## Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature Fredrick M. White

Date Submitted 12/16/2016

Parkside

25 102<sup>nd</sup> Avenue NE

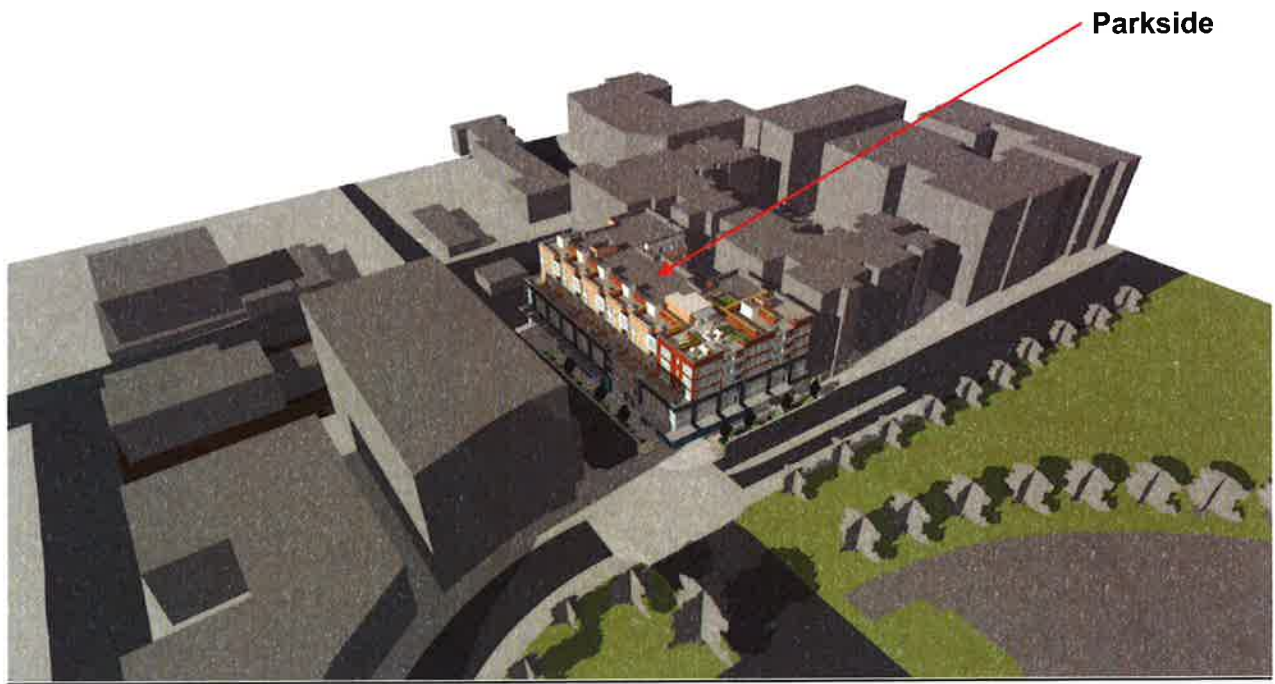
16-149182-LD

## Project Renderings



Site Vicinity





**Bird's Eye View from Downtown Park**



**View from Downtown Park**